

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Ronald P. Howe and Imogene Howe also known as Emma Jean Howe, husband and wife, Grantors, and Robert R. Rowland Sr. and Jamie Rowland, husband and wife, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of Mississippi, and more particularly described as follows, to-wit:

"See Attached Legal Description"

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

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STATE MS. - DESOTO CO.
FILED

APR 9 1 54 PM '99

BK 350 PG 384
W.E. DAVIS JR. CLK.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 25th day of

March, 1999.

Ronald P. Howe
Ronald P. Howe

Imogene Howe
Imogene Howe

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Ronald P. Howe and Imogene Howe, husband and wife, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 25th day of March, 1999.

Bridgette K. White
NOTARY PUBLIC

(SEAL)

My Commission Expires: 8-9-99

ADDRESS OF GRANTORS:
4525 Glenleigh Circle
Southaven, Ms. 38671
Home: 601-429-4007
Work: 901-726-9104

ADDRESS OF GRANTEEES:
1225 Highway 301
Lake Cormorant, Mississippi 38641
Home: 280-0340
Work: 774-0600

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(601) 349-0664

FILE# 899172/JSM

"Attached Legal Description"

5.94 Acres more or less, in Section 26, Township 2, South, Range 9, West, Desoto County, Ms., as shown by Warranty Deed in Book 132, Page 607, in the Chancery Court Clerk's Office of Desoto County, Ms. and being more particularly described as follows:

Beginning at a point on the north line of the south half of said Section 26, said point being 2425.47 feet west of the northeast corner of said east half; thence south 1 degrees, 51 minutes, 52 seconds east, with the west line of Dlugach, 8.1765 Acre Tract, 766.0 feet to an iron pin; thence south 57 degrees, 04 minutes, 08 seconds west, with the Dlugach line, 60.7 feet to a iron pin; thence south 13 degrees, 50 minutes, 42 seconds east, along the Dlugach line a distance of 677.25 feet to a point in the center line of State Highway 301; thence south 66 degrees, 52 minutes, 37 seconds west, a distance of 217.94 feet along the center line of said Highway, to a point; thence north 15 degrees, 25 minutes, 41 seconds west, a distance of 1528.48 feet along the west line of the southeast quarter of said Section 26, to an iron pin, on the north line of the south half of Section 26; thence north 84 degrees, 30 minutes east, a distance of 209.91 feet along said line to the point of beginning.

Indexing Instructions: Southeast Quarter of Section 26, Township 2 South, range 9 West, DeSoto County, Mississippi.